



## Land and Barn at Higher Wapsworthy , Peter Tavy, Devon PL19 9NA

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Two spectacularly located moorland paddocks with outriding to open moorland within 300 yards, served by a timber shelter barn and enjoying breathtaking views in every direction, 2.72 acres in all.

Open Moorland 300 yards • Peter Tavy 2.3 miles • Tavistock Town Centre 5.5 miles • Plymouth (via A386) 21 miles • Exeter 40 miles

• Two Moorland Paddocks • Shelter Barn and Workshop/Store • Moorland Outriding Within 300 Yards • Incredible, Private Position • Spectacular Panoramic Views • Small-scale Solar Power • Spring Water, Rainwater Harvesting • Potential for Hobby Smallholding • 2.726 Acres in All • Freehold

### Offers In Excess Of £75,000

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## SITUATION

This appealing parcel of moorland grazing land is located 2.3 miles to the north of the village of Peter Tavy, on the western flank of Dartmoor National Park, enjoying spectacular surroundings and breath-taking views in every direction, but particularly to the north and east. A public bridleway provides direct outriding from the land to the full expanse of Dartmoor within 300 yards to the south, plus innumerable opportunities for walking or exploring.

Peter Tavy itself is an unspoilt village situated close to the River Tavy in the quiet countryside of West Devon. The village features a medieval granite church and a very well-known and popular public house. Tavistock (5.5 miles) is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. From here, the maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

## DESCRIPTION

This is a very rare opportunity to purchase two moorland paddocks and a recently rebuilt timber shelter barn with an attached workshop/store, amounting to 2.726 acres in all, discreetly located on the very edge of open moorland and benefiting from direct outriding. The site is well-enclosed, predominantly by Devon banks and internal stock-proof fencing, and benefits from a truly remarkable setting which enjoys superb views of the moors and surrounding West Devon countryside. Used by our clients principally as equestrian accommodation land, the site could suit other types of livestock or serve as a hobby smallholding. The barn is used for the horses to free-range for themselves, to come in and out at will, and could be adapted or subdivided to provide stables, if desirable. Behind the barn is an area with a raised vegetable bed that could be expanded, which, we understand, also used to house a second barn of approx. 21'x10', the footprint of which can still be seen on the ground and on our site plan. A purchaser may wish to investigate the possibility of rebuilding from this footprint. Both paddocks have gated access directly out to the public bridleway along the site's southwestern border.

## SERVICES

No mains services are connected. A small solar supply of



electricity has been installed by our clients, from which to run an electric fence and some lighting. A natural spring runs across the land, and there is an IBC tank for rainwater harvesting.

### WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, any wayleave agreements in respect of electricity or telephone equipment, and also subject to, and with the benefit of, any public or private rights of way. The land has an explicit right-of-way over a private lane from the public highway, as shown in yellow on our accompanying site plan. A bridlepath runs the length of this lane and carries on past the land to open moorland at Cudlipptown Down, 300 yards further on. No public rights of way are understood to cross the land itself.

### LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ. T: 01822 813600, [www.westdevon.gov.uk](http://www.westdevon.gov.uk).

(For Planning) Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ. Phone: 01626 832093. [www.dartmoor.gov.uk](http://www.dartmoor.gov.uk).

### TENURE AND COMPLETION

Freehold, with vacant possession upon completion.

### PLANS AND BOUNDARY FENCES

An indicative plan, which is not to scale, is included with these sale particulars. The vendor shall not be called upon to define the ownership of boundary fences.

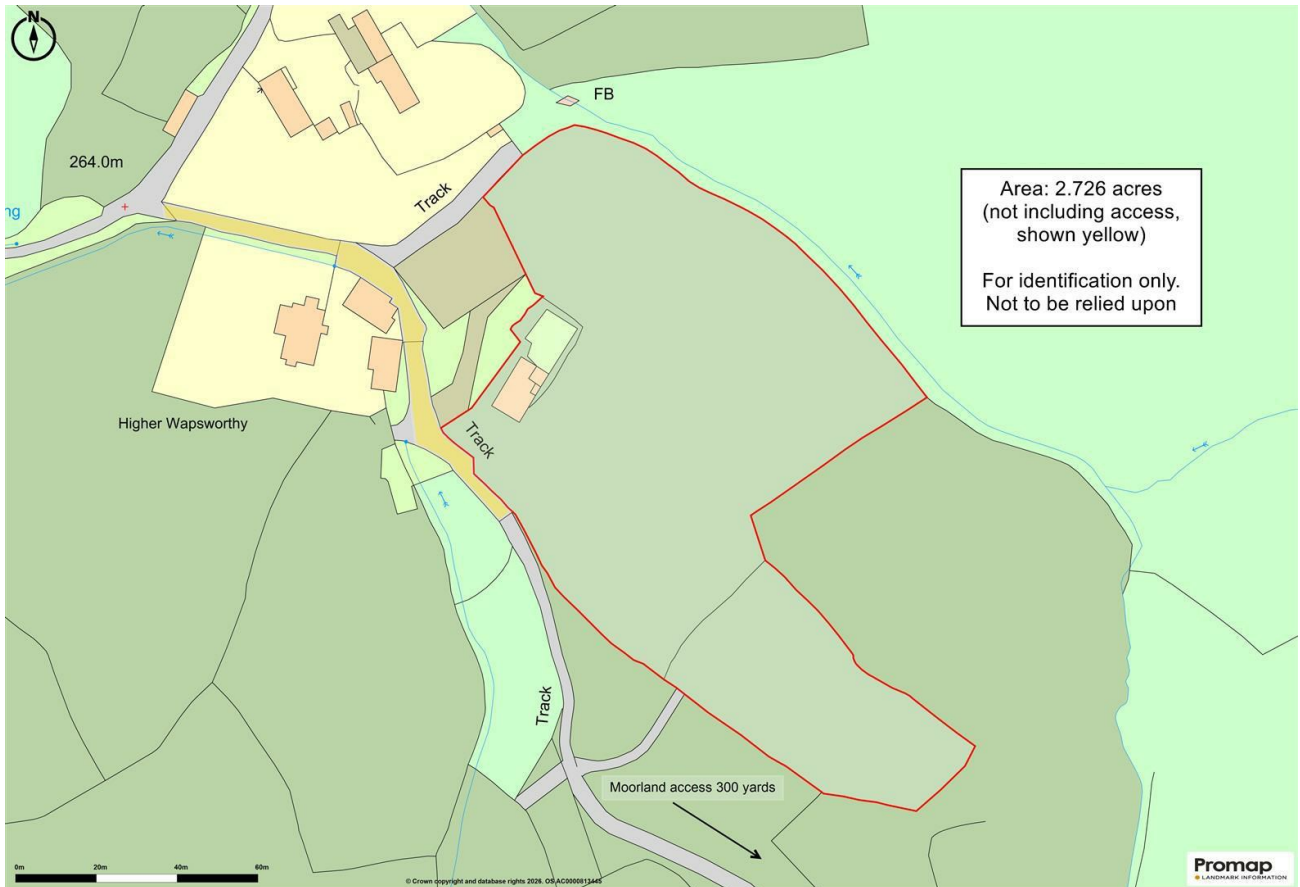
### VIEWINGS

Viewing of the property is strictly by prior appointment. Do not visit the site unaccompanied. Please call Stags Tavistock office for arrangements and directions.

### WARNING

Farms and land can be dangerous places. Please take care when viewing the site, particularly in the vicinity of livestock.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.